

---

## Sec. 122-1225. Materials recovery facility criteria.

- (a) A materials recovery facility shall be a permitted use in the M-2 and M-3 zoning districts, subject to the following criteria:
- (1) A materials recovery facility shall be located on a parcel at least five acres in area which: (a) enjoys direct access to and from an arterial or collector street; or (b) is an internal lot within an industrial zoned subdivision with direct access to and from an arterial or collector street.
  - (2) All solid waste or recovered materials being transferred to and from the facility must be processed inside an enclosed building on at least three sides. During daily operations, doors may remain open to accommodate the trucks delivering and removing materials. Outdoor storage of any materials is prohibited, without regard to duration.
  - (3) All solid waste materials and recovered materials entering a materials recovery facility shall be removed from the facility within 24 hours or the next business day. The floor of the materials recovery facility shall be cleaned daily after the last load is removed from the site.
  - (4) A materials recovery facility shall have a holding area for inspecting incoming loads. All hazardous materials shall be identified and removed from the site immediately and prior to processing.
  - (5) ~~A~~Any materials recovery facility that is open to the public shall have a separate and distinct delivery area ~~for~~to be utilized by the public.
  - (6) A materials recovery facility shall not operate within 200 feet of a church, daycare facility, school, hospital, residence, or residentially zoned property. The distance shall be measured from a material recovery facility building to the property line of a church, daycare facility, school, hospital, residence, or residentially zoned property.
  - (7) ~~All buffers shall be consistent with Section 122-260. However, if a~~ materials recovery facility ~~must have~~is operated within 750 feet of a church, daycare facility, school, hospital, residence, or residentially zoned property, then:
    - a. The property shall include, at a minimum, a 30-foot vegetative buffer. ~~The use shall and be completely screened from public view, which shall include, at a minimum, either by~~ a six-foot block ~~or~~ panel wall with landscaping or a six-foot berm (3:1 side slope ~~and~~ 25 linear feet in depth) with landscaping. ~~All landscaping~~
    - b. Landscaping shall be irrigated and maintained, and shall consist of ~~the~~ natural vegetation and trees, ~~if any available~~, and a continuous hedge and ornamental ~~and~~ shade trees ~~at least every 25 linear feet; if none. All landscaping shall be 100 percent irrigated and maintained. As part of.~~
    - c. During the review process, the planning director may require additional fencing, landscaping, or alternative buffering to ensure complete screening of the use from public view or adjacent properties, which may include ornamental ~~and~~ shade trees. ~~All other buffers shall be consistent with Section 122-260.~~
  - (8) Materials recovery facility equipment, parking spaces or any buildings on the site cannot be located in a required buffer.
  - (9) A materials recovery facility shall be separated by a distance of at least 750 feet from any other materials recovery facility. The distance requirements between uses shall be measured from property line to property line.
  - (10) A materials recovery facility shall operate only on weekdays from 7:00 a.m. to 7:00 p.m., if within 200 feet of a church, daycare facility, school, hospital, residence, or residentially zoned property. The

---

distance requirements between uses shall be measured from property line to property line. During emergencies that would require a significant amount of materials being delivered to the site, the city may extend the hours of operation based on the needs of the community.

- (11) As part of site plan/building permit process, an applicant must identify the following: size of the building(s) (amount of floor space used for the waste), hours of operation, lighting, delivery times, the number of trucks delivering/removing waste materials, size of the trucks, internal circulation of all vehicles, parking spaces for the trucks/other vehicles and the queuing system to accommodate the trucks.
- (12) As part of the site plan/building permit process, an applicant shall identify the type of solid waste materials being delivered to the site, and the location and type of facility where the solid waste materials will be delivered once they leave the materials recovery facility.
- (13) If a license or permit is required to operate a materials recovery facility is required pursuant to federal, state, or local law, the applicant must possess such license or permit to operate such a facility. Under no circumstances will permits or a business tax certificate be issued by the City until such license or permit is presented to the building official.
- (14) A license or permit to operate a materials recovery facility by federal, state, or local law must be consistent with the City's code of ordinances and comprehensive plan. As part of the permitting process the City may require groundwater monitoring prior to approval and during the operation of a materials recovery facility.
- (15) A materials recovery facility must comply with the city's noise and waste regulations per sections 34-93 and 34-171 of this Code and provide a plan as part of the application to address odor and dust debris from the site, including the roads accessing the site.
- (16) A materials recovery facility shall adhere to all site plan requirements as per article IV of this chapter.
- (17) All structures on the site shall meet the building code requirements and life safety code requirements pertaining to the intended use.
- (18) A materials recovery facility application may be subject to a Development Agreement ~~pursuant to F.S. §§ 163.3220—163.3243. A Development Agreement, which~~ may include reasonable conditions in addition to those provided in this subsection to ensure that the proposed use is compatible with the surrounding area.

(Ord. No. 2022-72 , § 8, 8-16-22)